



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 20, 2013
1306-PUD-05
Exhibit 1

Petition Number: 1306-PUD-05

Subject Site Address: West side of Casey Road between State Road 32 and 186th Street.

Petitioner: MI Homes of Indiana, LP.

Representative: James E. Shinaver and Jon C. Dobosiewicz (Nelson & Frankenberger)

Request: MI Homes of Indiana, LP requests an amendment to the Springmill Trails PUD to modify the vinyl siding and garage door design standards applicable to the Waters Edge at Springmill Trails development of approximately 37 acres.

Current Zoning: Springmill Trails PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 37 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Springmill Trails PUD Amendment, 05/20/2013
4. Springmill Trails PUD (Ord. 11-19)

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

This petition was introduced at the May 13, 2013 City Council meeting and will receive a public hearing at the May 20, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing.
- Notice of the May 20, 2013 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

Project Location

The proposed amendment would apply to the residential subdivision known as Waters Edge at Springmill Trails (the "Property"). The Property is located on the west side of Casey Road between State Road 32 and 186th Street. The Property is approximately 37 acres in size.

Project Proposal

The proposal is to amend Section 2.3.F.1 (c) in the Springmill Trails PUD to accommodate a thinner vinyl thickness to be applicable to the Property. The amendment presents the petitioner, MI Homes of Indiana, with a more vibrant color choice assisting with the reduction in what would otherwise be a more monotonous streetscape. The petitioner will likely highlight the variety of bolder colors presented with the thinner vinyl thickness. The quantitative reduction would be from .048 to .046 mil thickness or greater. In exchange for the reduction in vinyl thickness, the petitioner has agreed to do the following enhancements in return (see Exhibit A of the proposed PUD amendment):

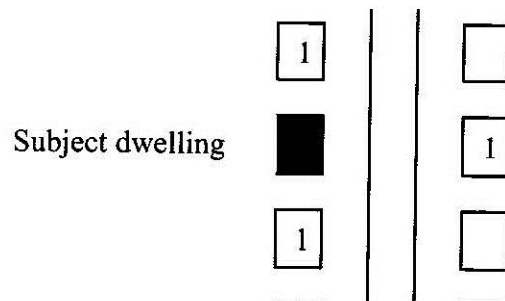
- Require a minimum of five (5) garage door designs to ensure variety. As proposed, a maximum of two of the same garage door designs shall be located on adjacent lots on the same side of the street;
- All single-family homes shall include white window trim, fascia and corner board areas;
- All sheathing on exterior walls shall be oriented strand board (OSB);
- All exterior walls shall be framed with 2 x 6 studs;
- The pond common area in Waters Edge at Springmill Trails will include a fishing pier extended into the pond, a variety species of fish stocked in the pond and the planting of plugs of wetland materials to provide a more natural appearance around the perimeter of the pond.

Public Hearing Item(s) for Discussion

Anti-Monotony Requirement – Garage Door Treatment

Proposed: A maximum of two of the same garage door treatment shall be located on adjacent lots on the same side of the street.

Staff Recommendation: No single family dwelling, identified as a #1 shall have the same garage door treatment as the subject dwelling identified by the darkened rectangle in the diagram below.



The Advisory Plan Commission may wish to discuss this further.

Garage Door Treatments – No Window / No Decorative Hardware

Proposed: The petitioner is proposing one garage door treatment, identified in Exhibit C of the proposed Ordinance, to include no hardware and no windows.

The Advisory Plan Commission may wish to discuss this type of treatment further.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. Hold a public hearing at the May 20, 2013 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to public hearing, then please contact Andrew Murray at (317) 379-9080 or amurray@westfield.in.gov.